



# Department of Planning, Housing, & Community Development

**Mayor, Richard C. David**

*Director, Jennie Skeadas-Sherry*

**Meeting Date:** 30 June 2015  
**Sent To:** Commission on Architecture & Urban Design Members  
**Subject:** **10 Henry Street – Design Review, Roofing**  
**Tax ID:** 160.41-1-1  
**Case:** CAUD 2015-30  
**Copies:** Ex-officio Members; J. Berling; J. Pelletier

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## **A. Review Requested**

On 2 June 2015, the project designer, John Knudson, submitted an application for Design Review on behalf of the applicant Christ Church for the property located at 10 Henry Street. This property is part of the Court Street Local, State and National Register Historic District; all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) in accordance with §18-78 of the City of Binghamton Charter and Code of Ordinances prior to any proposed work being done.

## **B. Proposal**

The project designer has proposed to replace the gutters, and failing snow pads on the roof of the building. The current 6" half-round gutters and downspouts in Figure 1 will be replaced with 6" copper coated stainless steel gutters and downspouts shown in Figure 2. The current failing snow pads, in Figure 1, will be replaced with a contemporary twin-pipe system, which will handle a larger snow-load than the current system shown in Figure 2. The existing wood door, located on the churches north elevation is for basement access to the church. The project developer has proposed replacing this existing wood door with a Fiberglass Reinforced Polyester (FRP) door painted in a color to match the existing door shown in Figure 3.

## **C. Staff Findings**

The existing gutters will be replaced with similarly styled gutters made from copper coated stainless steel and should add to the historic character of the building. The contemporary replacement snow pads proposed should not significantly impact the character defining features of the church, as indicated by snow pads replaced on the project developers past historic structure project shown in Figure 4. The proposed door is a minor change, as it's not the main point of ingress and egress from the building.

#### **D. Historic Design Guidelines**

The proposed half-round gutters are consistent with treatments to the drainage systems as detailed in the Historic Design Guidelines for buildings. Guidelines encourage the selective repair to failing systems associated with buildings. In reference to the proposed snow pads, new snow pads should only be implemented on parts of the building where they are of necessity for the proper function and use of the building. The guidelines also indicate that wooden door frames are preferred over heavily manufactured, or otherwise synthetic materials

#### **E. Property History and Condition**

<b>Year of Construction</b>	1853-1855
<b>Land Use</b>	Religious/ Institutional
<b>Significance</b>	The building has significance as the oldest organized church in Binghamton. It was founded by Joshua Whitney, whom was also the founder of the City of Binghamton. The Church was designed by Richard Upjohn who is a significant architect, known for his episcopal churches throughout upstate New York. The church is built in the English Gothic style which was influenced by Upjohn's strict philosophy of "production in quantity"; seen in the churches traditional design.

#### **F. Photographs**



Figure 1: Existing Gutter and Snow Pad System (2015)

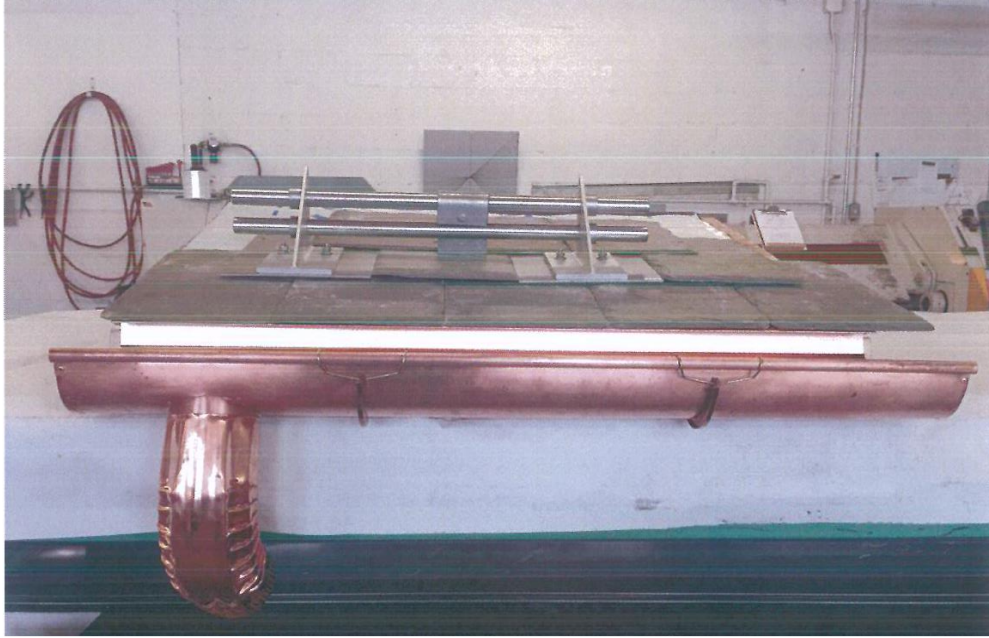


Figure 2: Proposed Gutter and Snow Pad System (2015)

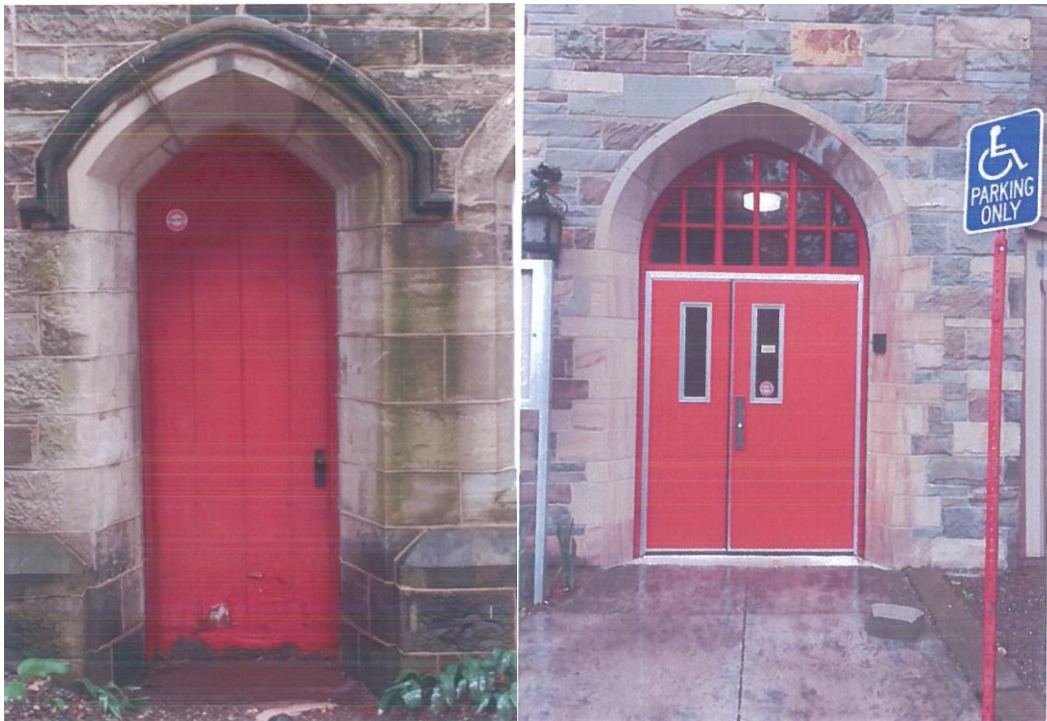


Figure 3: Left, current wood door. Right, replacement door on south elevation of the building. The proposed door will be made of FRP material like the example to the right. (2015)





Figure 4: Cornell Academic building example with the proposed snow pad system. There is no significant impact to the historic integrity of the building. (2015)

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